

BROWNFIELDS NEW HAMPSHIRE Success Stories



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Former Seppala and Aho Property, New Ipswich

Success in Brownfields Assessment Grant and Covenant Programs

Overview

The N.H. Department of Environmental Services (DES) worked with the Town of New Ipswich and used a portion of its \$200,000 EPA Assessment Grant to characterize contamination on the former Seppala and Aho Construction Company property, located at 657 Turnpike Road. The characterization was completed in July 1998. The town, which owned the property, completed the remediation in 2001, and renovated a number of the existing structures for the town's municipal complex: a town office space, a police station, and the highway department.

At A Glance:

Site Location: New Ipswich, N.H.

Site Profile: Construction company facilities from the 1960s to early 1990s

Brownfields Assistance:

\$53,000 in Brownfields Assessment Grant

History

The nine-acre property was occupied by Seppala and Aho Construction Co., Inc. since the 1960s. The owner abandoned the site in the early 1980s. The company went out of business in the early 1990s and the Alyward-Dill Trust took over the property in May 1994, acting as a secured creditor. The Trust was unaware of the environmental contamination at the time they took over the property. Once it was discovered, they acted as a cooperative party. The Trust expended a substantial sum of money to address some of the environmental problems at the site. This included environmental site investigation and limited removal of soil contamination. The site investigation revealed several areas of potential concern due to past improper handling, storage, and disposal of hazardous materials. Due to the existence of a sizable lien for unpaid property taxes and the additional expense needed to perform further site investigation, the Trust abandoned the property, which the town took for back taxes in July of 1997. The decision by the town to take the property was contingent upon receiving financial assistance from DES to carry out the required additional site investigations.

Site Assessment

DES hired consultants to characterize the extent of contamination and to fill the data gaps that remained from the previous assessments. Elevated concentrations of VOCs, PHCs and metals were detected in a dry well beneath one of the site buildings. A partially buried drum, several crushed drums, and asbestos-containing building material were discovered. The site characterization cost \$53,000.

Redevelopment Success

The town funded the remediation activities to excavate the dry well and surrounding soil and to remove containers and several crushed drums from the property. Three of the six buildings were renovated, in large part though extensive volunteer construction work. One building now serves as town offices. The second serves as the police station and office space for the school department. DES continues to monitor groundwater quality. The third building on the site serves as offices and garage space for the Department of Public Works.



Renovated town offices.

For further assistance please contact the
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